



Alexandria Preservation 101

Work Session Goals

- Process: Review, Reports & Recommendations
- Staff: Qualifications & Responsibilities
- Zoning Ordinance: Purpose & Standards
- Secretary of the Interior's Standards



Process:
Review, Reports & Recommendations



Historic Preservation in Alexandria

The Dept. of Planning & Zoning

1. Staffs the two BARs
 - a. Three meetings per month
 - b. 4,000 properties in OHAD
34, 100 Year Old Buildings
800 properties in PG,
 - c. Approximately 453 Certificates of Appropriateness approved last year

Easement Programs

1. Façade
2. Open Space

State and Federal Tax Credit Coordination & Section 106 reviews

The Office of Historic Alexandria

1. 9 City Museums & Many Cultural Events Each Year
2. The City Archaeology Program
3. Staffs both the Historic Alexandria Resources Commission (HARC) and the Alexandria Historical Restoration & Preservation Commission (Long Name)
4. Manages the City Archives



Certified Local Government Program

- Assumes a formal role in the identification, evaluation, and protection of its heritage resources;
- Has the right to comment on the eligibility of resources nominated for listing in the National Register of Historic Places in its jurisdiction;
- Receives technical assistance from DHR and the National Park Service;
- Learns from other CLGs by sharing experiences, concerns, solutions to problems;
- Can apply for matching grants for preservation programs from a 10% share of Virginia's annual federal appropriation;
- Is eligible for stipends to selected preservation conferences and workshops;
- Is automatically considered for the DHR Cost Share Program funding for survey projects in which CLG grant funding is unavailable;
- Is granted the right to be a "consulting party" in a project requiring Section 106 review.



CLG Requirements

- A local government must adopt a historic district ordinance that --
 - (a) defines district boundaries,
 - (b) establishes a review board,
 - (c) identifies actions that must be reviewed and standards for review, and
 - (d) in general, provides for the protection of local historic resources.
- The CLG's preservation commission or review board must administer its ordinance and work as an advocate for preservation in the locality.
- The CLG must continue to survey its local heritage resources.
- The CLG must promote public participation in its local heritage stewardship program.
- The CLG must annually report on the performance of its CLG responsibilities.

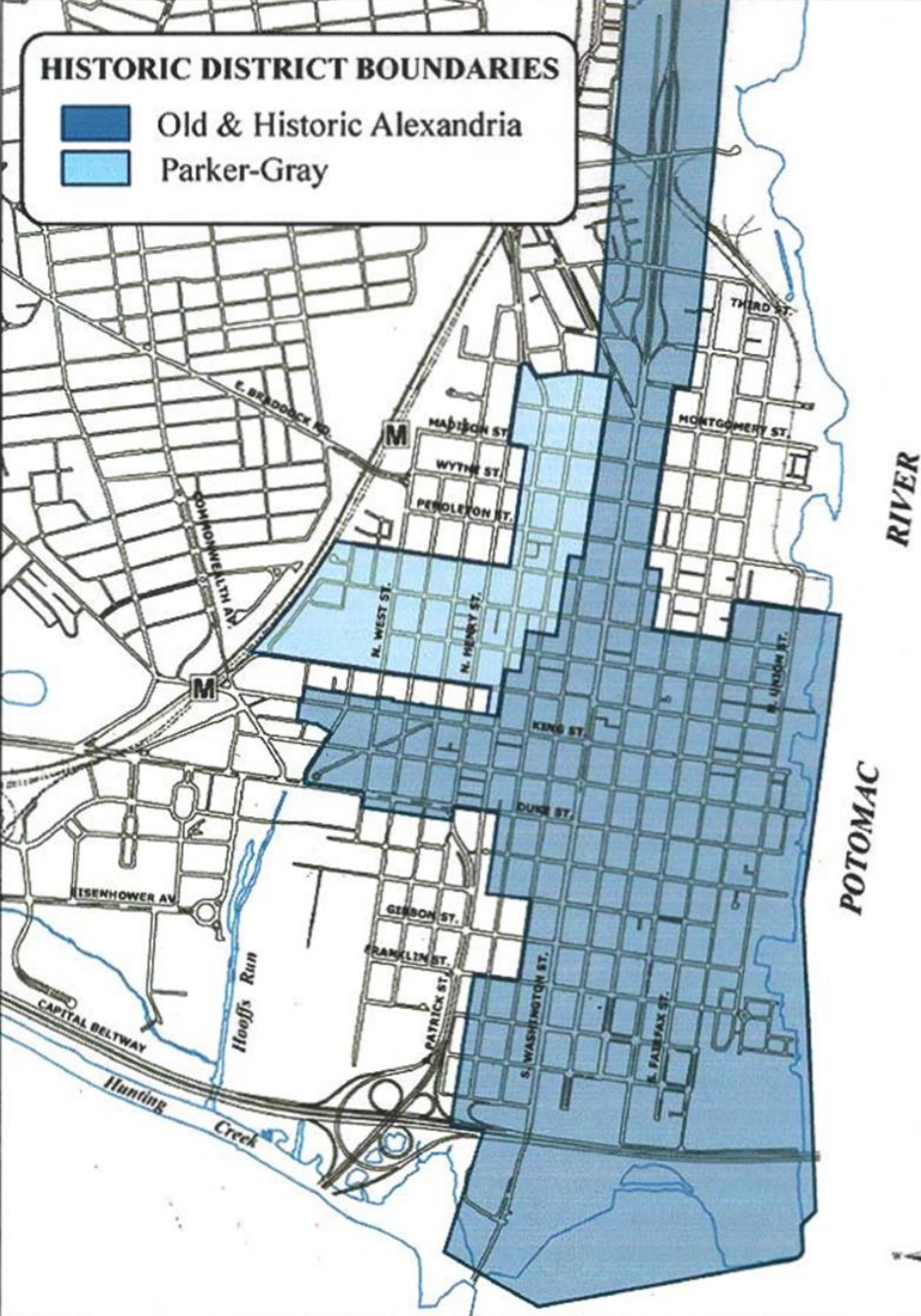


Types of Design Review in Alexandria

1. Projects with *regulatory* design review:
 - Old & Historic Alexandria District
 - Parker-Gray District
 - 100 Year Old Buildings
2. Projects in districts with *advisory* design review:
 - East Eisenhower, OT North, Potomac Yard, Beauregard
3. Projects in the remainder of the City subject to DSP or DSUP



Types of Historic Designations



1. Local

- a. Old and Historic Alexandria District created in 1946
- b. Parker-Gray District created in 1984
- c. 33 Individual 100 Year Old Buildings

2. State & National

- a. Seven National Register Districts
- b. Old Town National Historic Landmark District created 1966
- c. Individual National Register Landmarks

Purpose of the Alexandria BAR



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1. To **Identify** and **Protect** historic resources.
2. To assure the **Compatibility** of additions, alterations and new construction.

What is the BAR's Authority?



“Exterior architectural features, including signs, which are subject to public view from a public street, way or place.”

BAR Criteria for Determination of Appropriate & Compatible Materials



1. The age of the structure and the architectural style.
2. The historic, cultural and architectural importance of the structure to the City of Alexandria.
3. The location of the structure within the Old and Historic Alexandria District.
4. The visibility of the structure from a public street, way, pathway, easement or waterway. (landscaping is not considered screening)

Staff: Qualifications & Responsibilities



Historic Preservation Staff

- Al Cox, FAIA, Historic Preservation Manager
- Catherine Miliaras, Planner III
- Michele Oaks, Planner III
- Stephanie Sample, Planner III
- Amirah Lane, Senior Planning Technician



Staff Duties

- 388 cases in OHAD, 150 staff reports in FY 2015
- 65 cases in PG, 19 staff reports in FY 2015
- Coordinated with the CAO to cure 14 BAR violations in FY 2014, some involving City Council or circuit court or appeals
- Coordinate with Development Division on DSUPs in the historic districts
- Review all building and trade permit applications, some involving site visits, and multiple revisions
- Participated in the Small Area Plan process for the Waterfront and Old Town North updates
- Work with BAR committees to: update the Design Guidelines for PG and OHAD; Sign ordinance, guideline and policy revisions; Bylaws update, etc.
- Outreach to civic associations, realtors, walking tours and presentations, etc.
- Attend HARC, AHRPC, Waterfront Commission meetings



Recent City Initiatives

- Administrative Approval
- Modern & Sustainable Materials
- Parker-Gray Design Guideline Changes
 1. Architectural classification: Local period of architectural significance (pre/post 1932)
 2. Hierarchy of elevations
 3. Hierarchy of review
- Del Ray Art Deco Survey & Pattern Book
- OHAD Digital Mobile Survey
- Tours and Presentations

Del Ray Neighborhood
Residential Pattern Book



ALEXANDRIA CONTEMPORARY ARCHITECTURE SYMPOSIUM



FRIDAY
JUNE 19th
6:00-10:00 PM
George Washington
Masonic National Memorial

&

SATURDAY
JUNE 20th
8:30-12:30 PM
Addison Academic Center
Virginia Theological Seminary

Dan Kaplan | FXFOWLE

Matt Bell | Perkins Eastman

Roger Lewis | Washington Post

Ashley Wilson | National Trust for
Historic Preservation

Jeff Barber | Gensler

Patrick Burkhart | Shalom Baranes Architects

Bill Cromley | William Cromley Restoration

Clarke Ewart | Paradigm Companies

Sami Kirdil | SK + I

Steve Koenig | Larson / Koenig Architects

Tom Leubke | U.S. Commission of Fine Arts

Rae Nortiake | Nortiake Associates

Alexandria Preservation Forum 2016

50th anniversary of the National Historic Preservation Act

- April
 - AAC Preservation Forum (Endangered Sites) at the Lyceum, April 5 (6-9pm)
 - AIA Old Town Walking tour, April 10 (1-3 pm)
 - Preservation Happy Hour at Gadsby’s Courtyard, Thursday, April 28 (6-8pm)

- May
 - Workshop
 - Repointing, May 14
 - Lectures
 - House History, May 5, Lloyd House
 - Archaeological Preservation Code, May 12, Lloyd House
 - Cultural Significance, May 19, Charles Houston
 - Attics and Alleys Tours every Saturday morning (OHA, \$)

- June
 - Workshop
 - Del Ray Rejuvenation, June 11, plus Garden Party
 - Lecture
 - Lost Alexandria, June 2 , Gadsby’s Tavern Museum
 - DHR CLG Workshop, June 15 at Lloyd House



The Zoning Ordinance: Purpose & Standards



Alexandria Zoning Ordinance

ARTICLE X. HISTORIC DISTRICTS AND BUILDINGS

Sec. 10-100 Old and Historic Alexandria District

10-101 Purpose

The City of Alexandria seeks, through the establishment of the Old and Historic Alexandria District, to protect community health and safety, to promote the education, prosperity and general welfare of the public through the *identification, preservation, and enhancement of buildings, structures, landscapes, settings, neighborhoods, places and features with special historical, cultural, artistic, and architectural significance*. To achieve these general purposes, the City of Alexandria seeks to pursue the following specific purposes:

- (A) To enrich the quality of life for city residents by *protecting the unique resource that is the historic district*, including familiar landmarks and other treasured elements of the area;
- (B) To *protect historical and cultural resources* thus promoting tourism and enhancing business and industry as well as the quality of life of the residents of the city;



- (C) To *maintain and improve property values* by providing incentives for the upkeep, rehabilitation and restoration of older structures in a safe and healthful manner; and by encouraging *desirable uses and forms of economic development* that will lead to the continuance, conservation and improvement of the city's historic resources *in their setting*;
- (D) To *educate* residents and visitors about the city's cultural and historic heritage;
- (E) To promote local historic preservation efforts through the *identification and protection of historic resources throughout the city*;
- (F) To encourage the nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register.
- (G) To assure that *new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs*; and
- (H) To safeguard the city's portion of the George Washington Memorial Parkway and other significant routes of tourist access to the city's historic resources by assuring that development in and along those transportation arteries be *in keeping with their historical, cultural and traditional setting*.



10-103 Certificates and Permits Required

(A) Certificate of Appropriateness Required

“No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved by the Old and Historic Alexandria District board of architectural review or the city council on appeal as to *exterior architectural features, including signs* (see Article IX), which are *subject to public view from a public street, way or place.*”

(B) Permit to Move, Remove, Capsulate or Demolish Required

“No building or structure within the Old and Historic Alexandria District shall be moved, removed, capsulated or demolished in whole or in part without first obtaining a permit ..., except as provided in section 10-111 and except for demolitions of portions of buildings resulting in the removal of less than 25 square feet total of exterior wall, roof or surface which shall be deemed an alteration and subject to section 10-103(A). The board of architectural review or the city council on appeal may refuse such permit for any building or structure of such architectural or historic interest, the moving, removing, capsulating or demolition in whole or in part of which, in the opinion of the board or the city council on appeal, would be detrimental to the public interest of the city.



10-105 Matters to be Considered in Approving Certificates and Permits

(A) Certificate of Appropriateness

(1) Scope of review

The Old and Historic Alexandria District board of architectural review or the city council on appeal shall limit its review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural **features** specified in sections [10-105\(A\)\(2\)\(a\)](#) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway and to the **factors** specified in sections 10-105(A)(2)(e) through (2)(j) below; shall review such features and factors for the purpose of determining the *compatibility* of the proposed construction, reconstruction, alteration or restoration *with the existing building or structure itself*, if any, and *with the Old and Historic Alexandria District area surroundings* and, when appropriate, *with the memorial character of the George Washington Memorial Parkway*, including the Washington Street portion thereof, if the building or structure faces such highway; and may make such requirements for, and conditions of, approval as are necessary or desirable to prevent any construction, reconstruction, alteration or restoration *incongruous to such existing building or structure, area surroundings or memorial character, as the case may be*.



(2) Standards

Subject to the provisions of section 10-105(A)(1) above, the Old and Historic Alexandria District board of architectural review or the city council on appeal shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures:

Features

- (a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;
- (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;
- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;
- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;



Factors

- (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
- (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;
- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;



- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and

- (j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.

(3) Additional Standards -- Washington Street

(4) Additional Standards – Potomac River Vicinity



(B) Permit to Move, Remove, Capsulate or Demolish...

The Old and Historic Alexandria District board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsulate or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?



- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?
- (7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?



10-109 Permitted Maintenance of Exterior Architectural Features

(A) Notwithstanding any other provisions of this Article X, exterior architectural features may be the subject of ordinary maintenance, including repair and replacement with the *same design, color and material*, without the necessity of a certificate of appropriateness if, upon review by the director or his designee, it is found that such maintenance:

- (1) Does not result in the substantial removal of an exterior feature that is considered to have historic and/or architectural significance; and
- (2) Does not perpetuate a condition or treatment that is considered to be, by board of architectural review policy, inappropriate or incompatible with the historic surroundings of the Old and Historic Alexandria District.



(B) The following guidelines shall be used in the determination of historic or architectural significance pursuant to [section 10-109](#)(A):

- (1) The feature is composed of materials or utilizes construction techniques which appear to be original to the building or structure.
- (2) The feature is not original to the building or structure, but is of such old and unusual design that it cannot be easily duplicated or replaced, and the feature contributes to the overall historic character of the building or structure.
- (3) The feature is of such high artistic value or is composed of materials of such quality or detail that the feature cannot be easily duplicated or replaced.
- (4) The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness.



10-113 Administrative Approval of Certain Permits



817 Oronoco

The director may review and approve applications for the following exterior changes, provided they comply with the specific criteria and standards outlined and formally approved by the board.

- (a) Signs;
- (b) Minor architectural elements, such as residential accessibility structures; sheds; storm doors; gutters and downspouts; utility meters, vents and HVAC condensers; fences and gates; exterior lighting and shutters; siding and trim; railings; and, antennas.

BAR Concept Review Work Session Policy

- Optional, but strongly encouraged, process to review the Scale, Mass and General Architectural Character of a DSP or DSUP.
- Following approval of the DSP or DSUP, the project returns to the BAR for final review of materials, fenestration, roof design, etc.



Secretary of the Interior's Standards for the Treatment of Historic Properties



Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.



5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



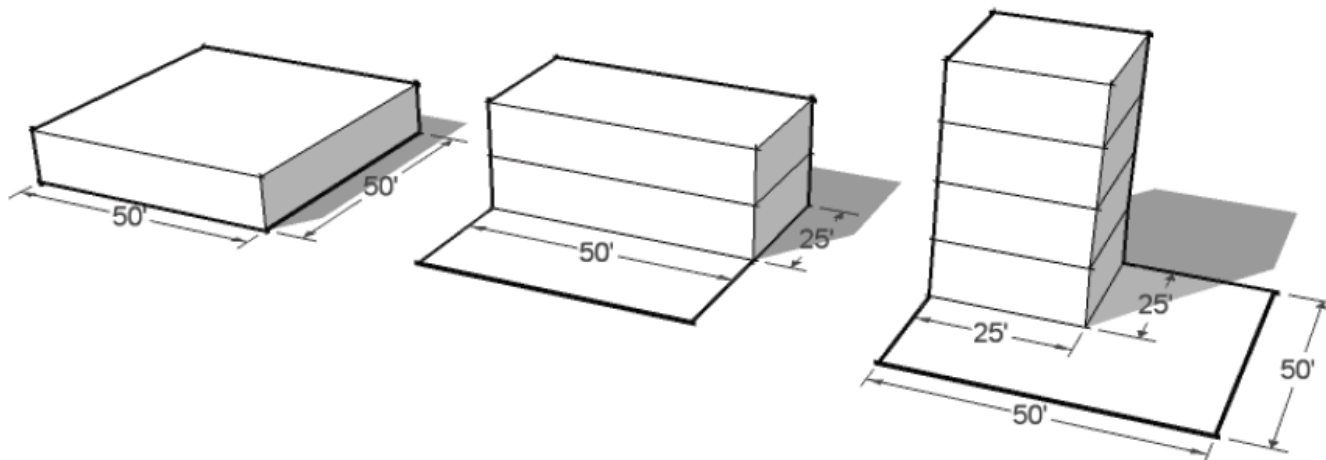
Floor Area Ratio (FAR)

Floor Area

The sum of all horizontal floor space (with a ceiling height equal to 7'-6" or greater) in a building. Areas which are not usable for storage or occupancy, such as elevators, areas for mechanical equipment, stairs and basements are typically not counted in floor area calculations.

Floor Area Ratio (FAR)

The floor area ratio of a building on a parcel of land is the total floor area of that building divided by the area of that parcel of land (see below). FAR is used as a way of establishing a limit on the total permitted building mass on a parcel



http://www.winnipeg.ca/ppd/bylaws/Bylaw200/images/1-9/Illustration_2.gif

1.0 FAR
Land: 50'x50' = 2500 sf
Building: 50'x50' = 2500 sf
2500 sf / 2500 sf = 1.0 FAR

1.0 FAR
Land: 50'x50' = 2500 sf
Building: 50'x25'x 2 floors = 2500 sf
2500 sf / 2500 sf = 1.0 FAR

1.0 FAR
Land: 50'x50' = 2500 sf
Building: 25'x25'x 4 floors = 2500 sf
2500 sf / 2500 sf = 1.0 FAR

Floor Area Ratio (FAR)



The Belle Pre – 2.5 FAR



The Asher – 2.5 FAR



The Oronoco – 2.50 FAR



The Henry – 2.33 FAR

Questions?

